

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		RIVER ST, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	70
Owner 1:	MAYERS KATHERINE & BRIAN				
Owner 2:					
Owner 3:					
Street 1:	68 RIVER ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	ALMEIDA PAUL E & DIANE M -		
Owner 2:	-		
Street 1:	70 RIVER STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Asbestos Exterior and 1750 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
102	Condo		0		Sq. Ft.	Site

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	570,400			570,400
Total Card	0.000	570,400			570,400
Total Parcel	0.000	570,400			570,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		325.94	/Parcel: 325.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	561,600	0	.		561,600	561,600	Year End Roll	12/18/2019
2019	102	FV	503,700	0	.		503,700	503,700	Year End Roll	1/3/2019
2018	102	FV	444,500	0	.		444,500	444,500	Year End Roll	12/20/2017
2017	102	FV	404,500	0	.		404,500	404,500	Year End Roll	1/3/2017
2016	102	FV	404,500	0	.		404,500	404,500	Year End	1/4/2016
2015	102	FV	373,200	0	.		373,200	373,200	Year End Roll	12/11/2014
2014	102	FV	355,800	0	.		355,800	355,800	Year End Roll	12/16/2013
2013	102	FV	355,800	0	.		355,800	355,800		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Mail Update	MM	Mary M
5/30/2018	Measured	DGM	D Mann
3/7/2017	SQ Returned	MM	Mary M
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/_/___

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
	Spl Credit				Total:		

april 2021

APPAISED:	570,400 /	570,400
USE VALUE:	570,400 /	570,400
ASSESSED:	570,400 /	570,400



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	154399
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

!3505!

PRINT

Date	Time
12/10/20	18:44:26

LAST REV

Date	Time
08/01/18	11:57:35

mmcmakin
3505

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	2 - Conc. Block			
Frame:	1 - Wood			
Prime Wall:	5 - Asbestos			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	GREY			
View / Desir:	N - NONE			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

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GENERAL INFORMATION

Grade: C - Average	
Year Blt:	1922
Alt LUC:	
Jurisdic	
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	51.349998474
Name:	159 - 7118

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.25000000
Const Adj.:	0.94050002
Adj \$ / SQ:	346.809
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	700787
Depreciation:	130346
Depreciated Total:	570441

REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	0
Totals			
1	8	4	

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,750	346.810	606,910	
Net Sketched Area:		1,750	Total:	606,910	
Size Ad	1750	Gross Are	1750	FinArea	1750

SUB AREA DETAIL

[illegible]

IMAGE

